LEGEND

PROJECT BOUNDARY	
EXISTING TOPO CONTOUR	350
EXISTING LOT LINE	
BLDG NUMBER	BLDG. NO. 3
PAD ELEVATION	P237.7
SLOPE (2: 1 MAX)	
PERCENT OF GRADE	2%
ST. ELEVATION	350.4
PUBLIC SEWER MAIN (8"*)	s
PRIVATE SEWER MAIN (8"*)	─
SEWER INVERT ELEVATION	<u>343.4</u> IE
WATER MAIN (8"*)	—— w ———
FIRE HYDRANT	**
RECLAIMED WATER MAIN	——RW——
STORM DRAIN(18"*)	
RETAINING WALL	
TOP OF WALL ELEVATION	TW
FINISHED SURFACE ELEVATION	FS
ST. LIGHT	Ö
EASEMENT LINE	
PROP. DEDICATION AREA TO THE CITY OF SAN MARCOS	
PROP. EMERGENCY ACCESS GATE	▽
PROP. EV CHARGING STATION	EV

PUBLIC UTILITIES AND DISTRICTS

GAS AND ELECTRIC..... SAN DIEGO GAS & ELECTRIC CO. WATER.....VISTA IRRIGATION DISTRICT SEWER..... BUENA SANITATION MAINTENANCE DISTRICT POLICE..... COUNTY SHERIFFS DEPARTMENT SCHOOLS..... SAN MARCOS UNIFIED SCHOOL DISTRICT FIRE..... VISTA FIRE PROTECTION DISTRICT

SOURCE OF TOPOGRAPHY

THE INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY MAPPED BY RJ LUNG AND ASSOCIATES ON JUNE 26, 2018, TOGETHER WITH FIELD SURVEY MEASUREMENTS PERFORMED BY HUNSAKER AND ASSOCIATES, SAN DIEGO INC. ON JUNE 26, 2018.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 CCS '83 CALIFORNIA, ZONE 6, EPOCH HPGN 1992 GRID BEARING BETWEEN STATION "SMVC010" AND THE STATION "SMVC08" PER RECORD OF SURVEY NO. 13928.

I.E. N23°57'17"E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS OTHERWISE

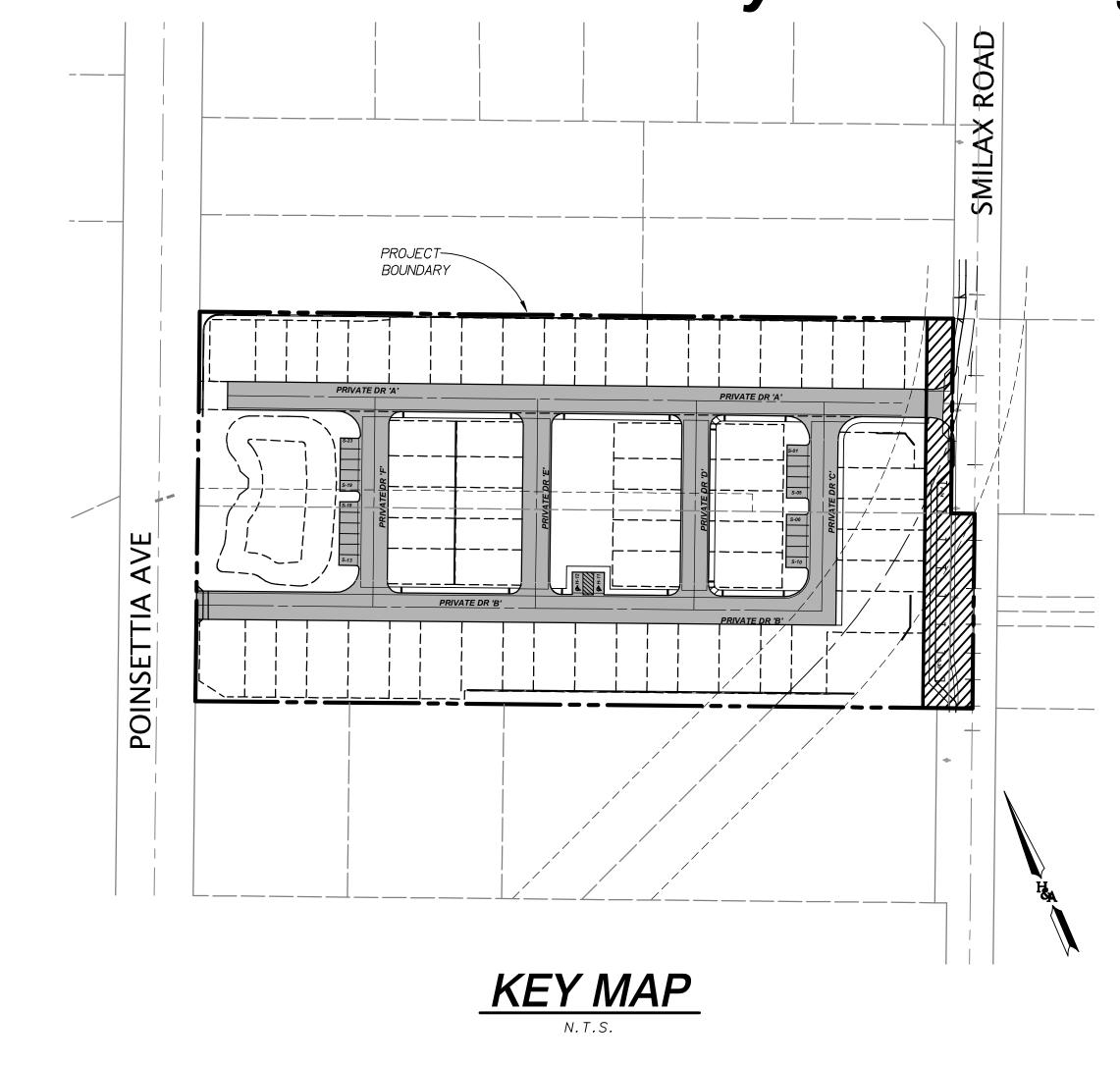
THE COMBINED SCALE FACTOR AT STATION "SMVC010" IS

GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

BENCHMARK

3" BRASS DISK, IN CONCRETE MONUMENT, MARKED "CITY OF SAN MARCOS VERTICAL CONTROL VC 010 1990" LOCATED AT THE INTERSECTION OF SMILAX ROAD AND OLEANDER AVENUE;; AT THE NORTHERLY POINT OF CURB RETURN OF THE NORTHEAST CURB RETURN, 1.3 FEET EAST OF THE CURB FACE. TB P15 F5. ELEVATION=481.921 (NAVD'88)

VESTING TENTATIVE MAP SMILAX PROPERTY County Of San Diego, California



ZONING

APN: 217-191-02-00 & 03-00 GENERAL PLAN: VILLAGE (VR-2)-EXISTING GENERAL PLAN: VILLAGE (VR-15)-PROPOSED COMMUNITY PLAN: NORTH COUNTY METRO

	ZONE	EXIST.	PROP.
USE REG	CULATIONS	RR	RM
ANIMAL	REGULATIONS	Р	-
	DENSITY	-	-
	LOT SIZE (MINIMUM)	0.5AC	0.5AC
	BUILDING TYPE	С	K
N7 NS	MAX FLOOR AREA	ı	ı
DEVELOPMENT REGULATIONS	FLOOR AREA RATIO	1	ı
51.0 VLA	HEIGHT	G	G
JEVI REGI	COVERAGE	-	1
7	SETBACK	Н	Н
	OPEN SPACE	1	1
SPECIAL	AREA REGULATIONS	С	C,D

PARKING SUMMARY REQUIRED PARKING

NO. OF UNITS	MIN. SPACES REQ. PER UNIT	TOTAL SPACES REQ.
62	2.0	124
REC AREA	.01	6.2
SUB-TOTAL		130.2

PROPOSED PARKING

TYPE	TOTAL SPACES PROVIDED
GARAGE	124
STANDARD	19
HAND I CAP	2
EV	2
PARALLEL	7
TOTAL	154

GENERAL DESIGN NOTES

- 1. PUBLIC WATER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE VISTA IRRIGATION DISTRICT AND SHALL BE MAINTAINED AND OPERATED BY THE VISTA IRRIGATION DISTRICT. ALL ON-SITE WATER IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
- 2. ALL ON-SITE STORM DRAIN IS PRIVATE AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
- 3. PORTIONS OF THE ON-SITE SANITARY SEWER IS PRIVATE & PUBLIC. THE PRIVATE SYSTEM SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE PUBLIC SYSTEM SHALL BE MAINTAINED BY BUENA SANITATION DISTRICT. SEWER MAINS ARE 8" MINIMUM P.V.C. UNLESS OTHERWISE SHOWN. DESIGN AS SHOWN IS SUBJECT TO MODIFICATION IN FINAL ENGINEERING.
- 4. SOURCE OF TOPOGRAPHY: AERIAL PHOTOGRAPHY BY HUNSAKER & ASSOCIATES FLOWN ON JUNE 26, 2018.
- 5. GRADING AND MODEL UNITS MAY BE CONSTRUCTED PRIOR TO FINAL MAP RECORDATION
- 6. ASSESSOR TAX RATE AREA: 76040 & 76184
- 7. THE SUBDIVIDER SHALL DEDICATE ALL PUBLIC STREETS AND PUBLIC EASEMENTS SHOWN ON THE SITE PLAN MAP.
- 8. NO SPECIAL ASSESSMENT ACT WILL BE NECESSARY FOR THIS DEVELOPMENT 9. PARK LAND FEES TO BE PAID IN LIEU OF PARK LAND DEDICATION
- 10. THE DEVELOPER SHALL COMPLY WITH ALL STREET LIGHT REQUIREMENTS SPECIFIED IN THE COUNTY STANDARDS.
- 11. ALL LOTS WITHIN THIS SUBDIVISION SHALL HAVE A MINIMUM OF 100 S.F. OF SOLAR ACCESS FOR EACH FUTURE DWELLING UNIT
- 12. ALL CUT AND FILL SLOPES WILL BE PROPERLY LANDSCAPED, IRRIGATED AND
- MAINTAINED IN ACCORDANCE WITH COUNTY STANDARDS 13. ALL EXISTING STRUCTURES ONSITE ARE TO BE DEMOLISHED
- 14. THIS PLAN IS PROVIDED TO ALLOW FOR FULL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING SHOWN HEREON. AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
- 15. SPECIFIC METHODS OF HANDLING STORM WATER ARE SUBJECT TO DETAILED APPROVAL BY THE DEVELOPMENT SERVICES DEPARTMENT AT THE TIME OF SUBMISSION OF IMPROVEMENT AND GRADING PLANS. DESIGN SHALL BE ACCOMPLISHED ON THE BASIS OF THE REQUIREMENTS OF THE SUBDIVISION
- MANUAL. DRAINAGE EASEMENTS SHALL BE PROVIDED AS REQUIRED. 16. UTILITIES SHALL BE UNDERGROUND AND EASEMENTS PROVIDED AS NECESSARY 17. GRADING SHOWN HEREON IS PRELIMINARY AND SUBJECT TO MODIFICATION IN FINAL DESIGN SUBJECT TO APPROVAL BY THE COUNTY DEVELOPMENT SERVICES
- 18. TEMPORARY AND PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES WILL BE INCORPORATED IN THE DESIGN AND IMPLEMENTATION OF THE DEVELOPMENT. 19. PRELIMINARY GEOTECHNICAL REPORT PREPARED BY: GEOSOILS INC.
- 20. REFER TO THE "WATER QUALITY TECHNICAL REPORT" PREPARED BY HUNSAKER & ASSOCIATES FOR COMPLIANCE WITH THE REGIONAL WATER QUALITY CONTROL
- BOARD JURISDICTIONAL PERMIT 21. INDIVIDUAL TRASH PICKUP IS PROPOSED WITH THE PROJECT.
- 22.A NOISE PROTECTION EASEMENT APPLIES TO ENTIRE SITE, WHICH WILL REQUIRE FURTHER INTERIOR NOISE LEVELS ANALYSIS FOR THE SECOND FLOOR, PRIOR TO OBTAINING A BUILDING PERMIT.

EARTHWORK/GRADING QUANTITIES

15,000 C.Y. FILL:

GRADING QUANTITIES SHOWN ARE RAW QUANTITIES ONLY AND DO NOT INCLUDE THE EFFECT OF REMEDIAL GRADING SHOWN IN THE PRELIMINARY SOILS REPORT.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF UNINCORPORATED, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTHERLY HALF OF THE SOUTHERLY HALF OF THE WESTERLY HALF AND A PORTION OF THE SOUTHERLY HALF OF THE NORTH HALF OF THE WEST HALF OF LOT 7, IN BLOCK 95, IN THE SUBDIVISION OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 21, 1895.

APN: 217-191-02-00 & 217-191-03-00

EXISTING EASEMENTS & ENCUMBRANCES

SEE SHEET 6.

SHEET INDEX

SHEET 1 - TITLE SHEET

SHEET 2 - EXISTING ST. SECTIONS

SHEET 3 - PROPOSED ST. SECTIONS & DETAILS

SHEET 4 - EXISTING CONDITIONS

SHEET 5 - PROJECT DESIGN

SHEET 6 - BOUNDARY &

ENCUMBRANCES

GENERAL NOTES

- PROJECT SITE AREA EXISTING: 4.9 ACRES
- PROJECT SITE AREA PROPOSED: 4.66 ACRES (EXCLUDES DEDICATION AREA ON SMILAX RD.)
- TOTAL NUMBER OF EXISTING PARCELS: 2 TOTAL NUMBER OF PROPOSED PARCELS:
- TOTAL NO. OF UNITS PROPOSED: 62
- TOTAL NO. OF BLDGS. PROPOSED: 15
- ASSESSOR'S PARCEL NUMBERS: 217-191-02 AND 03
- EXISTING GENERAL PLAN REGIONAL CATEGORY: VILLAGE RESIDENTIAL
- PROPOSED GENERAL PLAN REGIONAL CATEGORY: VILLAGE RESIDENTIAL 10. EXISTING GENERAL PLAN LAND USE DESIGNATION: VR-2
- PROPOSED GENERAL PLAN LAND USE DESIGNATION: VR-15
- 11. COMMUNITY PLAN: NORTH COUNTY METRO 12. PROPOSED DENSITY: 13.3 DU/AC (62 DU'S/4.66 ACRES)
- 13. EXISTING ZONING: RURAL RESIDENTIAL (RR)
- 14. PROPOSED ZONING: MULTI-FAMILY RESIDENTIAL (RM)
- 15. EXISTING LAND USE: VACANT & SF RESIDENTIAL PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL

CONDOMINIUM NOTE

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4125 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF DWELLING UNITS IS 62.

OWNER'S STATEMENT

I HEREBY CERTIFY THAT I AM THE RECORD OWNER, AS SHOWN ON THE LATEST EQUALIZED COUNTY ASSESSMENT OF THE PROPERTY SHOWN ON THE TENTATIVE MAP. ALL OF MY CONTIGUOUS OWNERSHIP WITHIN AND BEYOND THE BOUNDARIES OF THE TENTATIVE MAP IS SHOWN. I UNDERSTAND THAT PROPERTY IS CONSIDERED AS CONTIGUOUS EVEN IF SEPARATED BY ROADS, STREETS, UTILITY EASEMENTS OR RAILROAD RIGHTS-OF-WAY. FREEWAY" AS DEFINED IN SECTION 23.5 OF THE STREETS AND HIGHWAYS CODE, SHALL NOT BE CONSIDERED AS ROADS AND STREETS. I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED THIS DAY OF DECEMBER, 2018, AT SAN DIEGO COUNTY, CALIFORNIA.

REPRESENTATIVE

OWNER/SUBDIVIDER

CECILIO YAMOMO SMILAX & WANG, LLC

REPRESENTATIVE

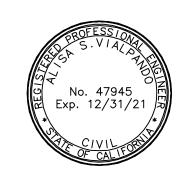
APPLICANT

KB HOME COASTAL, INC. 9915 MIRA MESA BLVD. SUITE #100 SAN DIEGO, CA 92131 (858) 877-4262

KURT BAUSBACK

ENGINEER

HUNSAKER & ASSOCIATES SAN DIEGO, INC 9707 WAPLES STREET SAN DIEGO, CA 92121 (858) 558-4500



R.C.E. 47945 ALISA S. VIALPANDO MY REGISTRATION EXPIRES ON 12/31/21

NO. REVISIONS

DATE

DATE BY

PREPARED BY: HUNSAKER & ASSOCIATES SAN DIEGO, INC

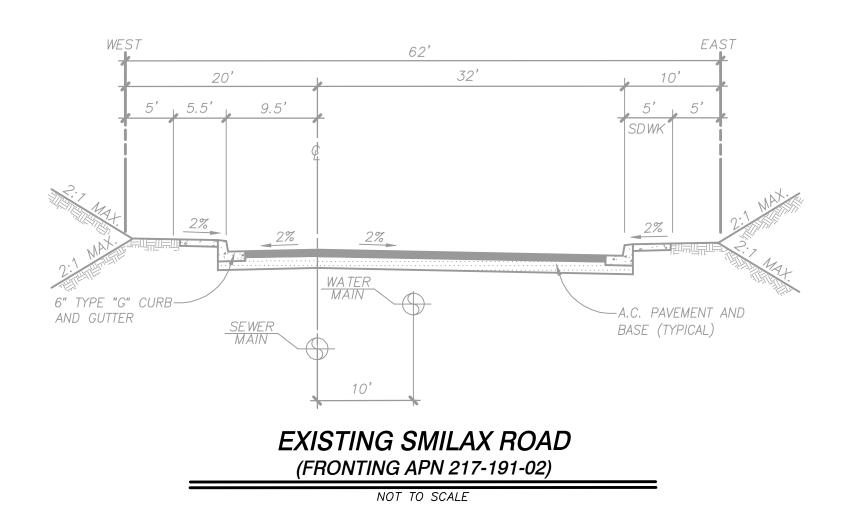
PLANNING 9707 Waples Street ENGINEERING San Diego, Ca 92121 SURVEYING PH(858)558-4500 · FX(858)558-1414

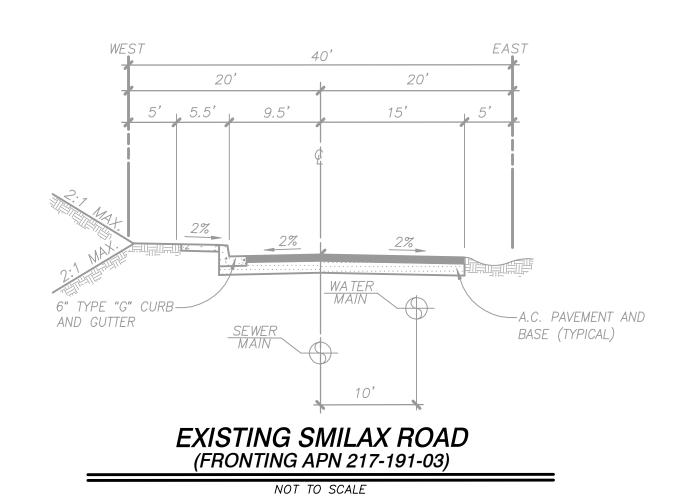
10/25/18 H&A 1ST SUBMITTAL-MAJ. PRE-APP 2 RESUBMITTAL - FULL 06/13/19 H&A RESUBMITTAL - FULL 12/03/19 H&A 4 SUBMITTAL - CITY OF SAN MARCOS 02/06/20 H&A 5 RESUBMITTAL COUNTY - FULL 02/26/20 H&A 6 RESUBMITTAL COUNTY - FULL 07/09/20 H&A RESUBMITTAL COUNTY - FULL 08/17/20 H&A

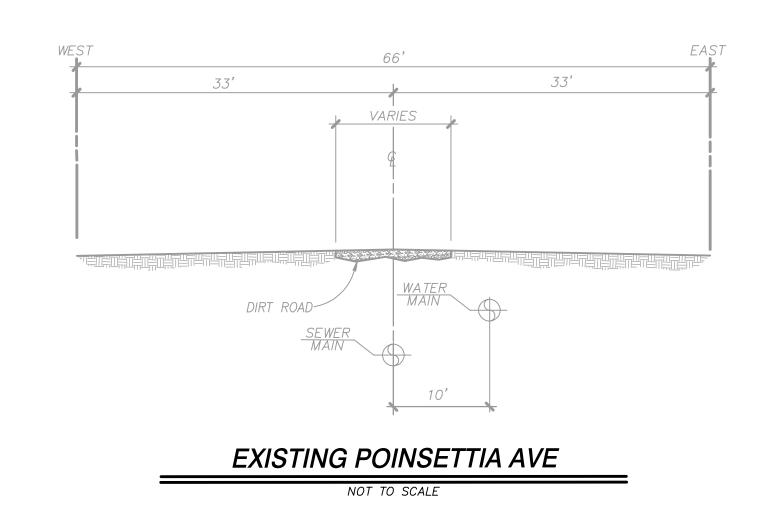
VESTING TENTATIVE MAP SMILAX PROPERTY

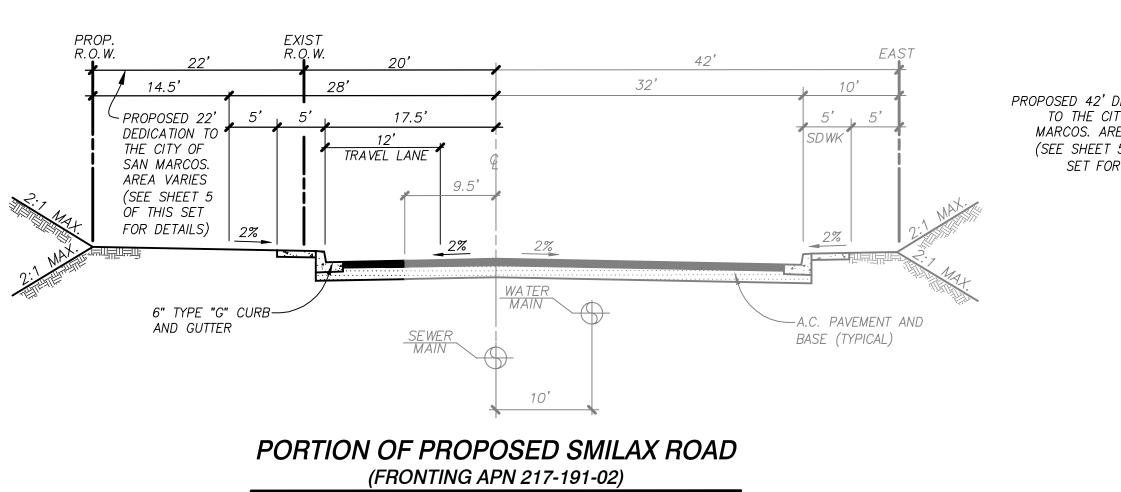
County Of San Diego, California

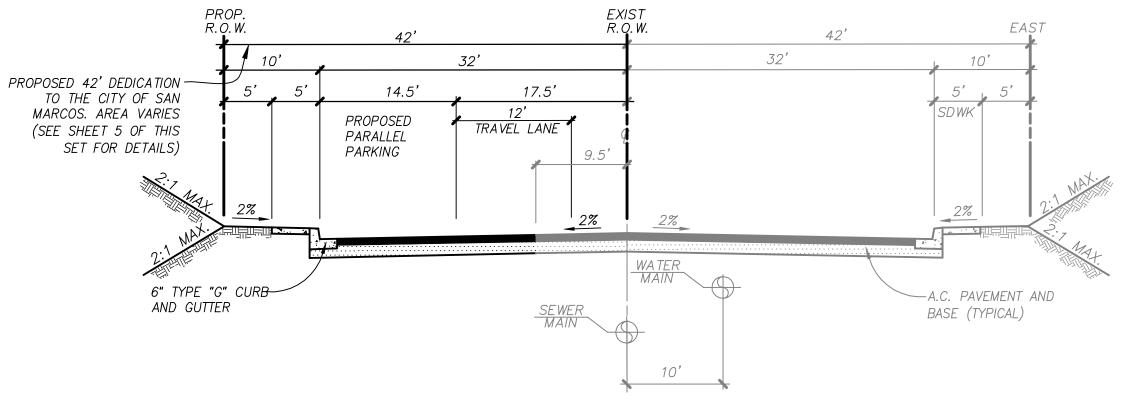
SHEET











PORTION OF PROPOSED SMILAX ROAD (FRONTING APN 217-191-03)

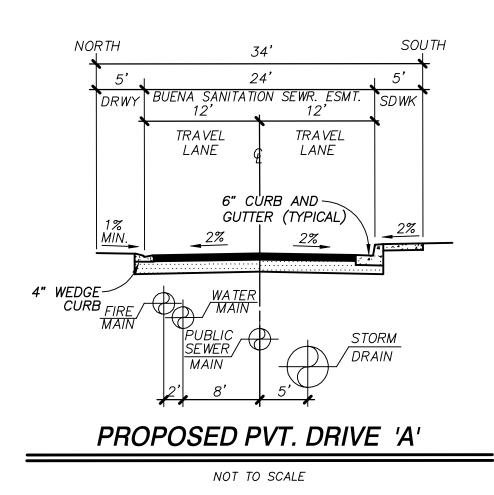
EXISTING STREET SECTIONS

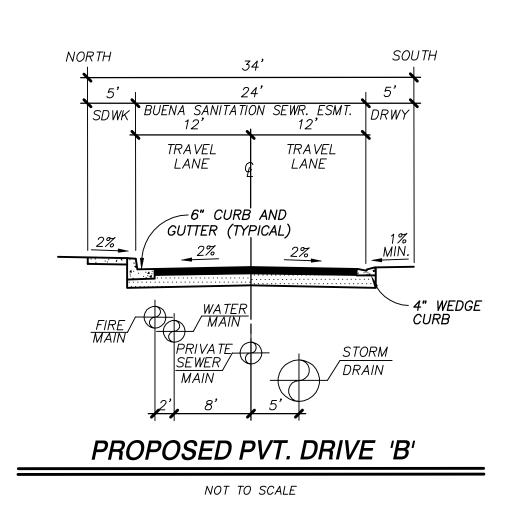


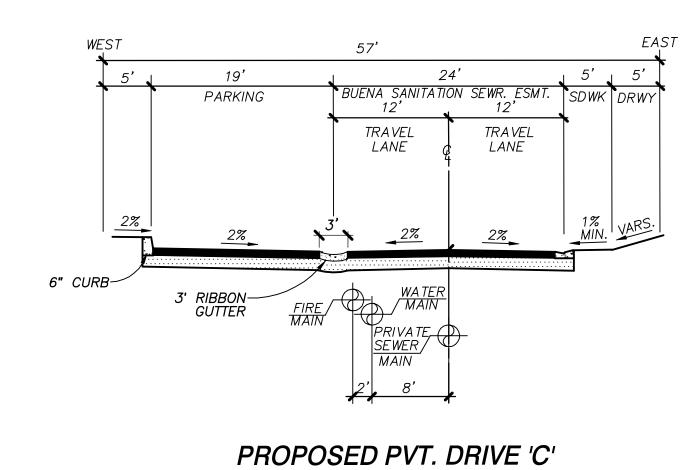
VESTING TENTATIVE MAP SMILAX PROPERTY

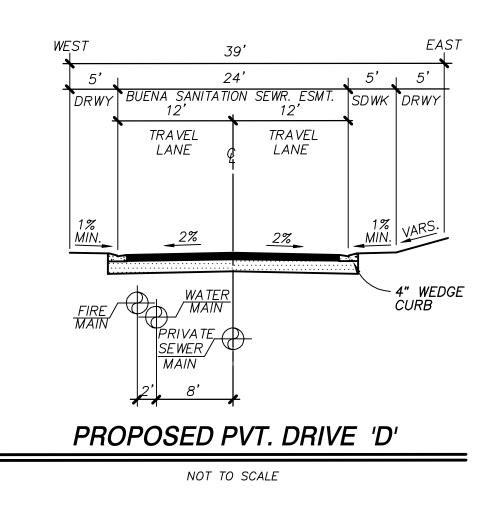
County Of San Diego, California

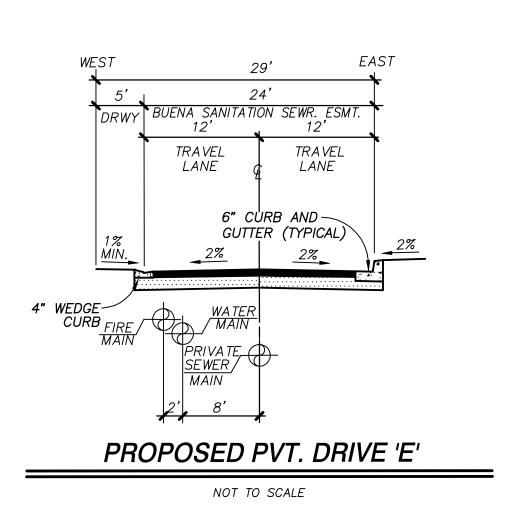
SHEET

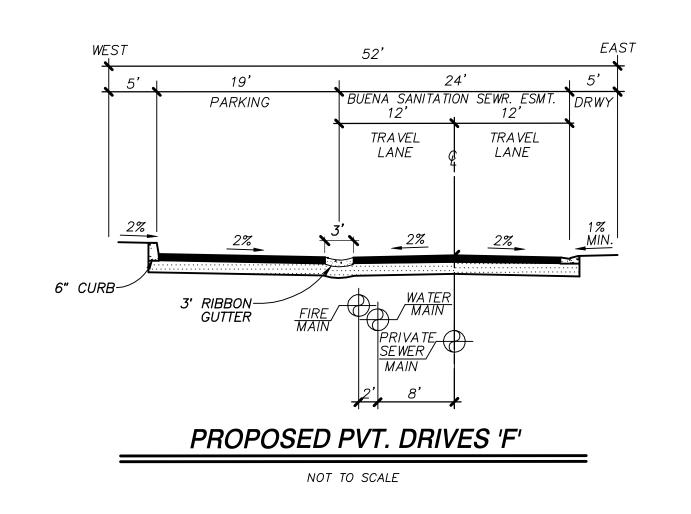












NOT TO SCALE

PROPOSED STREET SECTIONS & DETAILS



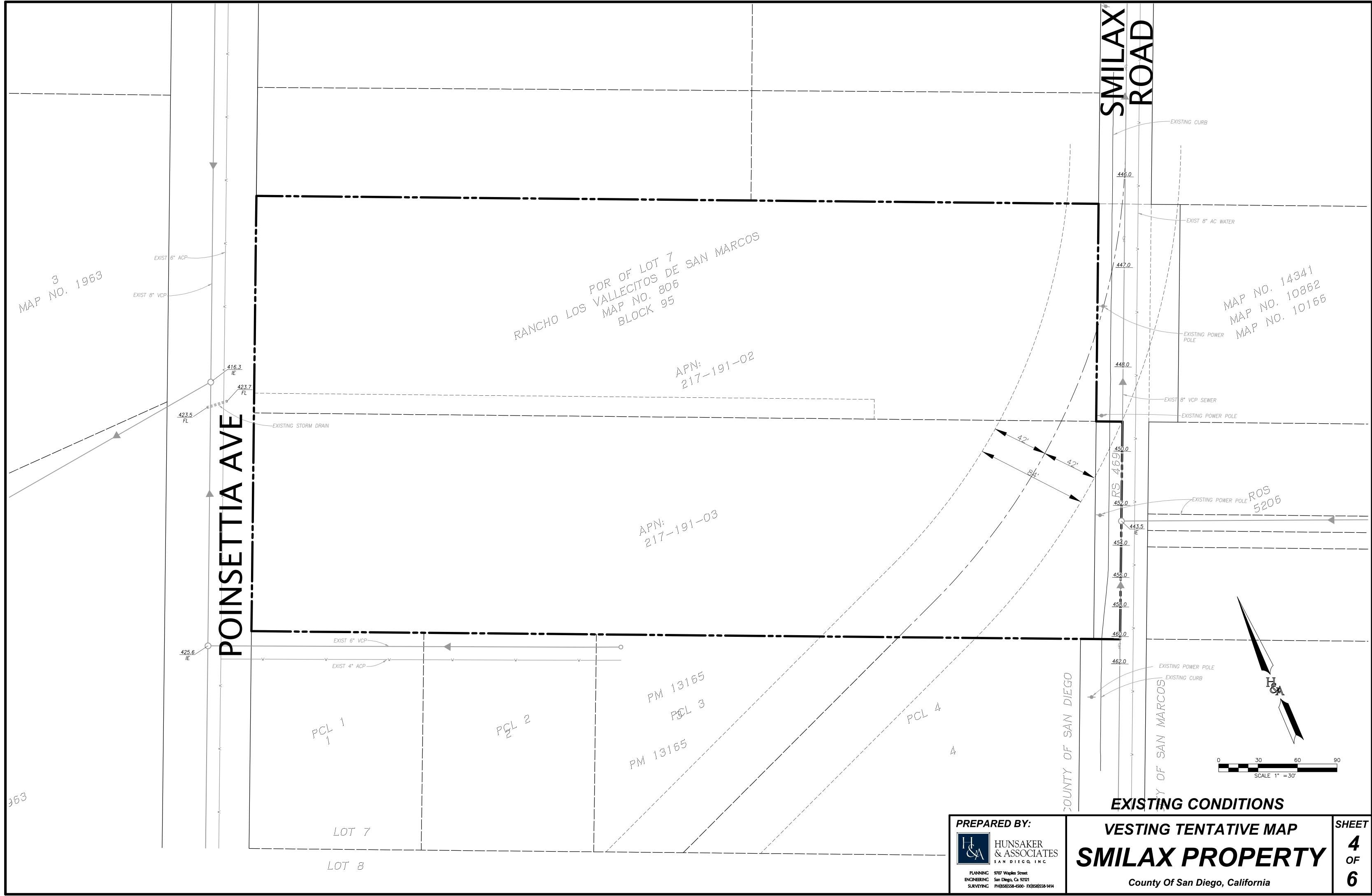
VESTING TENTATIVE MAP

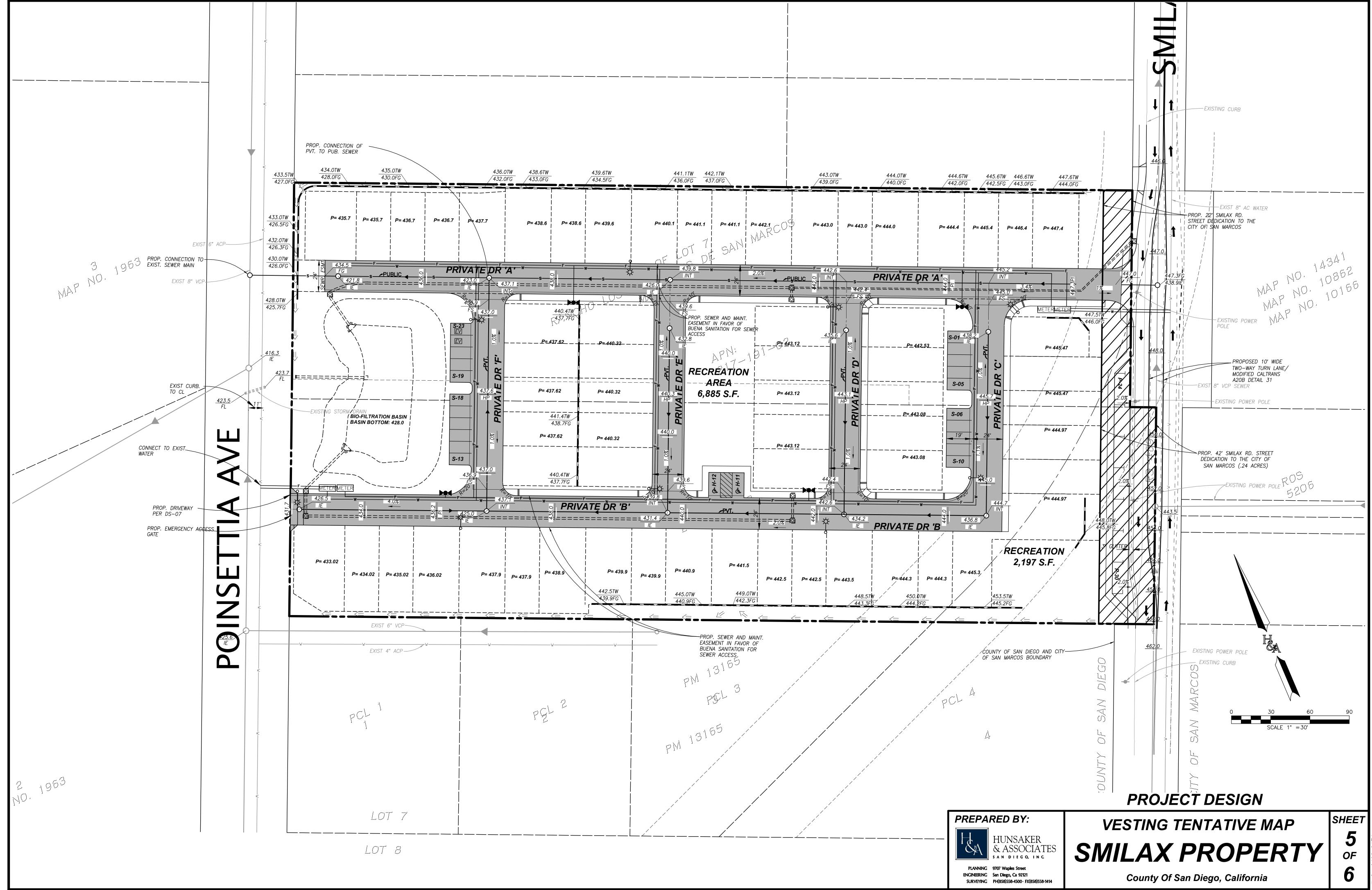
SMILAX PROPERTY

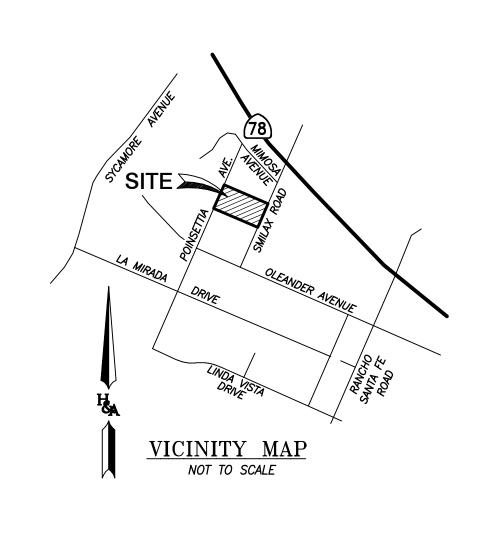
County Of San Diego, California

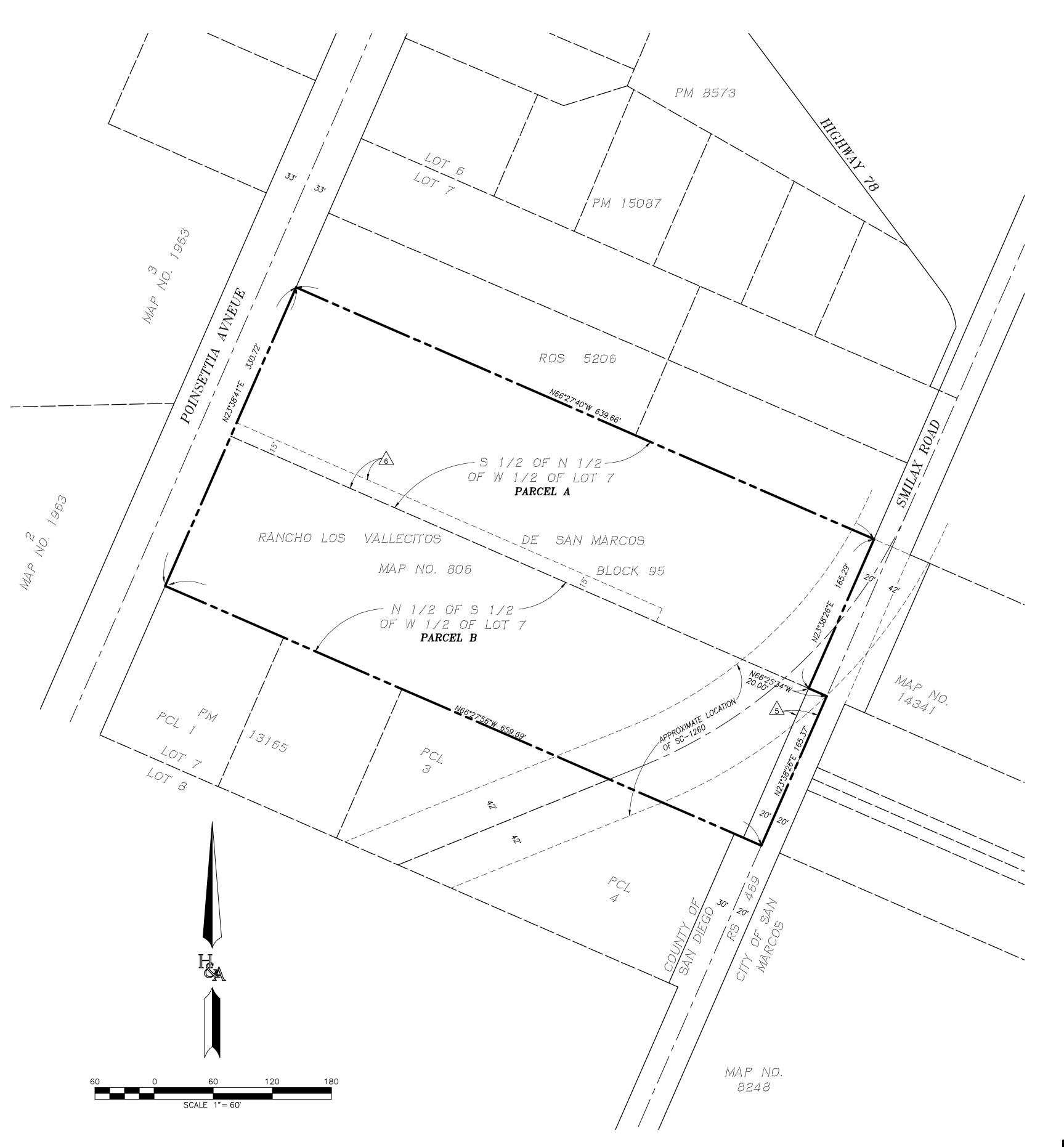
SHEET

OF









PRELIMINARY REPORT

THE LEGAL DESCRIPTION AND EXCEPTIONS BELOW ARE BASED ON THE PRELIMINARY REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY AS ORDER NO. NHSC-5923123 (29) DATED APRIL 17, 2019.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF UNINCORPORATED, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

THE SOUTHERLY HALF OF THE NORTH HALF OF THE WEST HALF OF LOT 7, IN BLOCK 95, IN THE SUBDIVISION OF THE RANCHO LOS VALLECITOS DE SAN MARCOS, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 806, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 21, 1895.

EXCEPTING A STRIP OF LAND 20 FEET IN WIDTH ALONG THE EAST BOUNDARY THEREOF.

APN: 217-191-02-00

PARCEL B:

THE NORTHERLY HALF OF THE SOUTHERLY HALF OF THE WESTERLY HALF OF LOT 7 IN BLOCK 95 OF RANCHO LOS VALLECITOS DE SAN MARCOS, ACCORDING TO MAP THEREOF NO. 806 ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 21, 1895.

APN: 217-191-03-00

EXCEPTIONS

- 1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019, A LIEN NOT YET
- 1A. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019. FIRST INSTALLMENT: \$2,214.81, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$2,214.81, PAID PENALTY: \$0.00 TAX RATE AREA: 76040 A. P. NO.: 217-191-02-00
- 1B. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019. FIRST INSTALLMENT: \$2,081.52, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$2,081.52, PAID PENALTY: \$0.00

TAX RATE AREA: 76040 A. P. NO.: 217-191-03-00 (AFFECTS PARCEL B)

(AFFECTS PARCEL A)

- 2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- 3. AN EASEMENT FOR PIPELINES OR OTHER WORKS OF THE DISTRICT THEN EXISTING AND INCIDENTAL PURPOSES, RECORDED OCTOBER 6, 1925 AS BOOK 1109, PAGE 201 OF DEEDS. IN FAVOR OF: VISTA IRRIGATION DISTRICT AFFECTS: SAID LAND

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

4. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 30, 1926 AS BOOK 1487, PAGE 484 OF DEEDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY AFFECTS: PORTION OF PARCEL B

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

- 5 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 12, 1930 AS BOOK 1668, PAGE 274 OF DEEDS. IN FAVOR OF: COUNTY OF SAN DIEGO AFFECTS: PORTION OF PARCEL B
- 6 AN EASEMENT FOR ACCESS AND UTILITY AND INCIDENTAL PURPOSES, RECORDED AUGUST 9, 2004 AS INSTRUMENT NO. 2004-0751726 OF OFFICIAL RECORDS. IN FAVOR OF: CRAIG C. WAHLBERG AND MARY K. WAHLBERG AFFECTS: PORTION OF PARCEL A
- 7. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$506,250.00 RECORDED MAY 30, 2007 AS INSTRUMENT NO. 2007-0364531 OF OFFICIAL RECORDS.

DATED: MAY 23, 2007 TRUSTOR: CECILIO P. YAMOMO TRUSTEE: FIDELITY NATIONAL TITLE COMPANY BENEFICIARY: AMERICAN HOME MORTGAGE ACCEPTANCE, INC. (AFFECTS PARCEL A)

- 8. AN OPTION IN FAVOR OF KB HOME COASTAL INC., A CALIFORNIA CORPORATION AS CONTAINED IN OR DISCLOSED BY A DOCUMENT RECORDED OCTOBER 19, 2018 AS INSTRUMENT NO. 2018-0436547 OF OFFICIAL RECORDS. (AFFECTS PARCEL B)
- 9. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$450,000.00 RECORDED NOVEMBER 07, 2018 AS INSTRUMENT NO. 2018-0465879 OF OFFICIAL RECORDS.

DATED: OCTOBER 31, 2018 TRUSTOR: SMILAX & WANG LLC, A CALIFORNIA LIMITED LIABILITY COMPANY TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION BENEFICIARY: KB HOME COASTAL INC., A CALIFORNIA CORPORATION (AFFECTS PARCEL B)

BOUNDARY & ENCUMBRANCES



SURVEYING PH(858)558-4500 · FX(858)558-1414

ENGINEERING San Diego, Ca 92121

VESTING TENTATIVE MAP & ASSOCIATES SMILAX PROPERTY

County Of San Diego, California

SHEET